

**Plan Commission Meeting
Monday, September 24, 2018**

1. Meeting called to order

President Jim Dobb called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane, Racine, Wisconsin.

2. Roll Call/Introductions

Roll call was taken. Members present: President Jim Dobbs, Thomas Knitter, Duane Michalski, Jonathan Schattner, Joseph Minorik

Excused: Trustee Kevin Wanggaard, Bill Folk

In attendance: Trustee Dale Stillman, Trustee Jay Benkowski, Trustee Fran Martin

Also Present: Zoning Administrator Jarmen Czuta, Public Works Director Tom Lazcano,

3. Approval of Minutes

Motion by Duane Michalski to approve the minutes from the July 30, 2018 and August 27, 2018 Plan Commission meetings. Seconded by Joe Minorik. Motion carried.

4. Citizens' Comments

None

5. Public Hearing Items followed by Commission Recommendations

5A – Proposed Ordinance to amend the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to the Village of Caledonia under Section 13-2-1 of the Village's Code of Ordinances. The proposed amendment adopts and incorporates a document entitled "A Park and Open Space Plan for the Village of Caledonia: 2035" which provides details of the goals and objectives of the Village's parks, recreation and cultural services programs and initiatives, and to update those goals and objectives reflected in the Village's Comprehensive Plan 2035. (Action on the recommendation on the proposed ordinance will occur under item 6(A) of this Agenda.

Presentation by Benjamin R. McKay, Chief Community Assistance Planner and Robbie L. Robinson, Planner, Southeastern Wisconsin Regional Planning Commission.

This plan is the third park and open space plan prepared by SEWRPC for the Village. The first edition of the park and open space plan for the Town of Caledonia was designed to the year 2010 and was adopted in 1989. An update to the plan (second edition), with a design year of 2020, was adopted in April 2000. In 2006, Village staff prepared an update to the Village park plan, which was adopted in 2009. In April 2016, the Village of Caledonia requested SEWRPC assist the Village in preparing an update to the park plan. This park and open space plan for the Village of Caledonia is intended to assist in promoting environmental stewardship and to assess current and future park, recreation, and open space needs within the Village. The plan is further intended to guide the preservation, acquisition, and development of land for park, outdoor recreation, and open space purposes through the implementation over time of the recommendations set forth in Chapter IV.

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The Village encompasses about 46 square miles. In 2017 census was 24,720 residents, with 60+ parks and open space sites. This plan encompasses natural resources, i.e. Root River, also natural area sites have endangered plant or animals inventoried by SEWRPC are included in park plan. Some of those sites need to be protected.

Open House was held in June of 2018 to allow the public to review and comment on the Village park plan. Public Comments are listed on pages IV-16 to 17.

The plan is focused on four issues: water quality, recreational use and access, habitate condition, and flooding. The Plan recommends that the Village provide on- and off-street bicycle trails and paths and off-street pedestrian trails, where necessary, within the Village. Address watershed-related conditions, with the overall goal of restoring and improving the water resources of the Root River watershed. That County continue to develop and maintain the Lake Michigan Trail and Root River Trail. Development of water trails. Application of the per capita standards for recreational facilities indicates a need for nine additional public basketball goals, five additional public league softball diamonds, one additional public playfield, eight additional public tennis courts, and one additional public playground in the Village. State, Federal and private grants and public or private donations could be used to reduce costs.

Public Hearing Opened at 6:03 p.m.

President Dobbs asked 3 times if anyone wanted to speak in favor. No one spoke.

President Dobbs asked 3 times if anyone was opposed. No one spoke.

Trustee Fran Martin wanted to add that Caledonia Conservancy lands are open to the public with hiking and horseback riding trails. These facilities are privately funded and the Caledonia Conservancy has experience in applying for grants.

Trustee Jay Benkowski is the liason for Parks Commission. He stated in the past Caledonia has not been a great friend of the Parks. This is about quality of life, children playing, team sports, etc., making our community stronger. Caledonia should focus on the concept that we need to provide green space to our community for quality of life.

Scott Warner, President of Parks and Recreation. The Plan outlines some of the possibilities we have. By ordinance impact fees can only be spent on new capital projects. This shows some of the things we want to spend money on. We would like to help get more people enjoying our community as a whole. He hopes this will get approved so we can spend money on the parks for the people of Caledonia.

President Dobbs asked 3 times if anyone wanted to speak in favor. No one spoke.

President Dobbs asked 3 times if anyone was opposed. No one spoke.

Public Hearing Closed at 6:23 p.m.

5A - Public Comments

None

5A - Recommendation on Public Hearing

President Dobbs concerns was this wasn't going to happen all at once, and that the public does not think it will not happen. This project is going to take time. Jon Schattner was in total support of the program.

Jon Schattner made a motion to approve Plan Commission Resolution 2018-85-Resolution of the Village Plan Commission Recommending Approval Of An Ordinance Amending The Multi-Jurisdictional Comprehensive Plan For Racine County: 2035 as it pertains to the Village of Caledonia And Incorporating a Document Entitled "A Park And Open Space Plan for the Village of Caledonia: 2035" Which Provides Details of the Goals and Objectives of the Village's Parks, Recreation And Cultural Services Programs and Initiatives, and to Update Those Goals And Objectives Reflected in the Village's Comprehensive Plan 2035.

Thomas Knitter Second. All in favor. Motion carried unanimously.

This will move to the next Village Board meeting on Oct. 1, 2018 at 7:00 p.m.

5B – Request to rezone ±10.7 acres from B-4 Planned Business District and C-1 Resource Conservtion District to A-2 General Farming and Residential District II; NW ¼ of Sec. 23, T4N, R22E, southeast corner of Five Mile Road and S.T.H. 38, Village of Caledonia, Racine County, WI. James and Laurel Holding, Owners; Justine Brown, Applicant

Jarmen Czuta presented. The property is on the SE corner of 5 Mile Road and Hwy. 38. The subject property consists of ±21.8 acres of land that is located at the southeast corner of 5 Mile Road and S.T.H. 38. Currently a portion of the subject property is zoned B-4 Planned Business District and C-1 Resource Conservation District. The applicant is requesting that the B-4 Planned Business District portion of subject property and a portion of the C-1 Resource Conservation District portion of the subject property be rezoned to A-2 General Farming and Residential District II to possibly accommodate rural residential development. The 2035 Lane Use Plan designates the subject property as Agricultural, Rural Residential and Open Lane. The proposed Rezoning is supported by the 2035 Lane Use Plan.

The applicant, Justin Brown, submitted an overview: The purpose for this document is to outline my future plans for Parcel ID: 104-042223025000 located East of Hwy 38 and South of 5 Mile Road in Caledonia, WI which is currently being used to farm soy beans. Once a consistent zoning has been approved with approximately 13 acres becoming A-2, and with keeping as much conservation land as possible, I would divide the parcel into 3 total plots. Two of the plots will each be divided into 5 acre parcels to sell for small homestead use on the west side and middle of the property with the remainder on the east side to be kept for myself. The remaining plot will stay with a majority C-1 zoning with approximately 3 acres being A-2 for my future family's home. I would also like to plant forestry on the C-1 lane.

Czuta did want to point out the jagged lines on the legal description were drafted to show the primary environmental corridor area and 100 year flood plain does not allow for development. The request is strictly for rezoning. A survey was prepared by Nelson, Madsen and Barber.

Public Hearing opened at 6:29 p.m.

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President Dobbs asked 3 times if anyone wanted to speak in favor. No one spoke.

Trustee Martin want to be clear that they specifically desire to retain C-1 for conservation purposes and all land abutting to the Root River will stay C-1. Czuta said that a wetland delineation would not be required to move forward, but for the CSM process it would be required.

President Dobbs asked 3 times if anyone was opposed. No one spoke.

Public Hearing closed at 6:37 p.m.

Discussion followed. Rezoning is consistent with the 2035 Plan and A-2 would be consistent with what they want to do here. There will be no driveway access off Hwy 38, all access will be along 5 Mile Road. The CSM will identify the wetland, Primary Environmental Corridor and flood plain.

5B - Public Comments

None.

5B - Recommendation on Public Hearing

Thomas Knitter made a motion to approve the request to rezone ±10.7 acres from B-4 Planned Business District and C-1 Resource Conservtion District to A-2 General Farming and Residential District II; NW ¼ of Sec. 23, T4N, R22E, southeast corner of Five Mile Road and S.T.H. 38, Village of Caledonia, Racine County, WI. James and Laurel Holding, Owners; Justine Brown, Applicant, subject to any recommendations by Staff. Jon Schattner second. Motion carried 4 / 1. Joseph Minorik opposed.

This will move to the next Village Board meeting, Oct. 1, 2018 at 7:00 p.m.

5C - Request to rezone ±4.0 acres from B-4 Planned Business District to B-3 Commercial Service District; NE ¼ and SE ¼ of Sec. 6, T4N, R22E, southwest corner of 7 ½ Mile Road and C.T.H. V, Village of Caledonia, Racine County, WI. Robert and Therese Prochaska Rev. Trust, Owners; Eric Ross, Applicant

Jarmen Czuta presented. In the packet was a location map and aerial zoning map for reference. The Applicant has been before the Plan Commission with a CSM. Applicant would like to rezone from B-4 to B-3. The subject property consists of ±11.9 acres of land that is located at the southwest corner of 7 ½ Mile Road and C.T.H. V. Currently a portion of the subject property is zoned B-4 Planned Business District. The applicant is requesting that the B-4 Planned Business District portion of subject property be rezoned to the B-3 Commercial Service District to possibly accommodate a landscape contractor's office and yard. The 2035 Lane Use Plan designates the subject portion of the property as Commercial. The proposed rezoning is supported by the 2035 Lane Use Plan. A rezoning exhibited presented by owner was in the packet. Survey has illustrated a portion of property to be rezoned from B-4 to B-3.

Public Hearing opened at 6:47 p.m.

President Dobbs asked 3 times if anyone wanted to speak in favor. No one spoke.

President Dobbs asked 3 times if anyone was opposed. No one spoke.

Public Hearing closed at 6:48 p.m.

5C - Public Comments

None

5C - Recommendation on Public Hearing

Joseph Minorik made a motion to approve the request to rezone ±4.0 acres from B-4 Planned Business District to B-3 Commercial Service District; NE ¼ and SE ¼ of Sec. 6, T4N, R22E, southwest corner of 7 ½ Mile Road and C.T.H. V, Village of Caledonia, Racine County, WI. Robert and Therese Prochaska Rev. Trust, Owners; Eric Ross, Applicant as written. Jon Schattner second. Motion carried unanimously.

This will move to the next Village Board meeting on October 1, 2018 at 7:00 p.m.

5D – Request a conditional use to construction a ±6,240 square-foot commercial building, future ±1,280 square-foot office addition, future ±3,500 square-foot storage building and utilize the buildings and site with a landscape contractors office and yard, southwest corner of 7 ½ Mile Road and C.T.H. V, Sec 6, T4N, R22E, Village of Caledonia, Racine County, WI. Robert and Therese Prochaska Rev. Trust, Owners; Eric Ross, Applicant

Jarmen Czuta presented. The applicant, Eric Ross, submitted a detailed written overview, along with a landscape plan and a site development plan.

The identified parcels in this rezoning application are currently vacant farm land. The north parcel, 2.00 acres at the corner of Hwy V and 7 ½ Mile Road, is slightly wooded and undeveloped. The immediate plans for this parcel is to remain as is with the possibility of future development or expansion of Ross Landcare.

The south parcel, 1.75 acres and directly south of the above listed parcel, is currently vacant farm land. The immediate plans for this parcel are to construct a post frame metal building and develop a retail landscape yard for Ross Landcare. The building will be constructed in an east to west direction on the north property line of this parcel. The building will be 60' wide x 104' long with an additional office area off the front of the main building measuring 40' wide x 32' long. The color of the building will match the company logo which is Cardinal Red and White. Constuction of the building structure will take approximately 2-4 months depending on the winter weather conditions. The initial goal is to start foundation work in late November and complete the concrete and final inspection in early spring (April). Due to the nature of the business and this being an unsewered parcel, a holding tank will be installed for waste and water. The remaining parcel will be neatly and attractively organized to include the sale of bulk products such as mulch, decorative stone, topsoil, bagged fertilizer, grass seed, wood, hand tools and other landscape supplies.

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Ross Landcare is a full service landscape company that was established in June of 2010. Ross Landcare provides lawn maintenance services that include lawn mowing and fertilization. With the acquisition of this parcel, Ross Landcare hopes to expand the lawn services to include aeration, de-thatching and over seeding. Along with lawn maintenance, Ross Landcare also provides landscape installation and maintenance services. This includes new construction lawn and landscape install, existing home lawn and landscape install, paver patio and retaining wall install as well as maintenance of these items. During the winter season, Ross Landcare contracts with local businesses for snow removal and deicing services. Our goal is to establish ourselves as the premier landscape company that can offer both landscape product supply and installation services.

Ross Landcare currently has 8 full time employees during the peak landscape season. With the acquisition of this property, Ross Landcare hopes to expand and grow its employee base. Ross Landcare intends to be open Monday – Friday from 7AM-5PM and Saturdays from 7AM to 2PM during the peak landscaping season (April – October). During the winter season, Ross Landcare will adjust the hours of operation based on product demand. Ross Landcare’s goal is to be a good neighbor to the surrounding homes in the area by creating an attractive, well maintained property that is respectful and non intrusive.

Jarmen Czuta stated the overall site plan submitted indicates a 60’ x 124’ garage, 40’ x 32’ office, various parking spots and an 8’ high x 6’ wide sign facing Hwy V. The middle and southern area would be storage bins for mulch, stone, etc. and a future 50’ x 70’ building. Towards the northwest would be parking for vehicles and equipment associated with the business. The landscape plan illustrates landscaping along street frontage of Hwy V and the eastern facing portion of the building. Lighting specification meets the requirements.

Public Hearing opened at 6:54 p.m.

President Dobbs asked 3 times if anyone wanted to speak in favor. No one spoke.

Jarmen Czuta stated the new construction fell within the ratio to site requirements, parking spaces were adequate. Foth Engineering did suggest some screening requirements.

President Dobbs asked 3 times if anyone was opposed. No one spoke.

Public Hearing closed at 6:56 p.m.

5D - Public Comments

None.

5D - Recommendation on Public Hearing

The Applicant, Eric Ross, was asked if he was in an agreement with the conditions set forth in the Staff Review from Foth Engineering. He said he did not receive a copy of the conditions from Foth. Joseph Minorik stated one of the conditions was hard pavement in the parking lot and asked if that would be a deal breaker. Ross explained at this point it would be, based on cost.

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Czuta said he knew that the Applicant and Village Planner Jeff Muenkel had a discussion on building materials, colors, facade, but parking lot never came up. Eric Ross said he would be favorable to paving the front area where customers come in, but not right away, maybe in 5 years.

Discussion followed on what the ordinance requires for a parking lot and if Applicant could have some kind of timeline. There will be some trees on property that while screen parking area from the road.

Jarmen Czuta read some of the Planner Comments:

“Caledonia’s planning consultant Foth completed their design review in accordance with the newly adopted Caledonia Design Guide and the full review is found in the Plan Commission supplements. Everything is mostly in conformance, but a few contingencies are included in the approval recommendation to add some more perimeter landscaping for screening and to assure the new northern parcel has adequate road access before issues of zoning permits.

Although not required, Foth pointed out that Plan Commission may wish to discuss and consider additional contingencies to:

- a. Have portions of the proposed lot be asphalt instead of gravel; possibly at least the proposed patron parking lot.
- b. Have at least a 3-foot band of masonry on the new main structure. Currently they intend to add a 3-foot band to the office building, which isn’t intended to be built for a couple years. No masonry is proposed on the main structure that will go up initially.”

Schattner thought some time could be given so the gravel compacts before he puts asphalt down, by the front portion by fence area for patrons. Ross explained he wants this to be attractive but he also has to do a retention pond as well because this is a nonsewered area and the blacktop is going to increase water runoff.

Discussion followed on a timeline to complete a patron parking lot area and if it could be some kind of permeable surface, like pavers and the landscaping/shrubbery around main building.

It was pointed out that what Muenkel wrote in the memo was a recommendation and Tom Lazcano was asked to do research in the ordinance if the asphalt is shall or may.

Jarmen Czuta’s understanding was it was at the discretion of the Plan Commission, Foth had suggested considering it.

Jon Schattner made a motion to recommend approval of a conditional use to construction a ±6,240 square-foot commercial building, future ±1,280 square-foot office addition, future ±3,500 square-foot storage building and utilize the buildings and site with a landscape contractors office and yard, southwest corner of 7 ½ Mile Road and C.T.H. V, Sec 6, T4N, R22E, Village of Caledonia, Racine County, WI. Robert and Therese Prochaska Rev. Trust, Owners; Eric Ross, Applicant, subject to conditions provided by County Staff and subject to conditions recommended by Foth and Associates and to include that the Applicant would like a 2-year extension to put in paved parking lot east of the fenced-in area to the road, 3’ masonry around bottom of building and plantings or slats in the fence.

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Czuta stated the main things Muenkel was talking about was perimeter landscaping, paving of the patron parking lot and a 3' band of masonry on east side. Ross would be allowed to hold off on brick masonry where the office extension would be, using landscaping.

In the Foth memo under Building Materials it states: These design standards discuss that all facades viewed by the public should be clad in finish grade materials including examples of glass, brick, stone, wood and decorative block.

Plan Commission wants the condition of 24 months to get paving of public parking area, 3' masonry around bottom of building but substituting plantings on east side where future office is going to be, additional perimeter landscaping, slats in fence by contractors yard.

Thomas Knitter second. Motion carried.

President Dobbs asked Tom Lazcano to work with Jarmen Czuta and Jeff Muenkel to verify what the ordinance dictates.

This will forward to the Village Board on Monday, October 15th at 7:00 p.m.

6. Non-Public Hearing Items

6A - See 5A

6B – Site Plan Review to occupy an existing building and yard for office space and storage of equipment, tools and vehicles, including inside maintenance and repair of work trucks (DBA Vesel Contractors); Daniel and Suzanne Bartel, Owners; Vesel Contractors, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia.

Jarmen Czuta presented. The subject property lies within the cooperative boundary agreement area between the Town of Raymond and the Village of Caledonia. The site is located on the W. Frontage Road at 215 - 27th Street. The proposal is to occupy an existing building and yard for office space and storage of equipment, tools, and vehicles, including inside maintenance and repair of work trucks (DBA Vesel Contractors). The subject site is zoned M-3 Heavy Industrial District. The 2035 Town of Raymond Land Use Plan designates the subject site as Industrial/Business Park. The proposed use is allowed in the M-3 zoning district through the site plan review process. The proposal is consistent with the 2035 Town of Raymond Lane Use Plan designation of Industrial/Business Park for the site. The Racine County Economic Development and Land Use Planning Committee and the Town of Raymond have approved the proposal. It is up to the Village of Caledonia Planning Commission and the Village Board to determine if the proposed use is appropriate based upon the Cooperative Boundary Agreement between the Town of Raymond and the Village of Caledonia.

Foth's recommended with no design standard requirements from the Raymond/Caledonia Boundary Agreement. However, should any site or building improvements/changes be made to the existing proposed site for future Vessel Contractor Operations they should first be reviewed by Caledonia staff to see if future conditional use permit requirements are required. Specifically, no outdoor storage of commercial trucking and materials shall be found as part of the operations without future CUP approval.

Owner was present and in agreement.

Duane Michalski made a motion to approve the Site Plan Review to occupy an existing building and yard for office space and storage of equipment, tools and vehicles, including inside maintenance and repair of work trucks (DBA Vesel Contractors); Daniel and Suzanne Bartel, Owners; Vesel Contractors, Applicant; Cooperative Boundary Agreement Town of Raymond and Village of Caledonia. Jon Schattner second. Motion carried.

This will move to the next Village Board meeting on October 1, 2018 at 7:00 p.m.

7. - Adjournment

Motion by Duane Michalski to adjourn. Seconded by Jon Schattner. Motion carried. Meeting adjourned at 7:46 p.m.

Respectfully submitted,
Mary Jo Schmidt
Adm. Asst. II